

Report to District Development Control Committee



**Epping Forest
District Council**

Date of meeting: 2 December 2008

Subject: Planning Application EPF/1909/08 – 162 Forest Road, Loughton – Roof extension and raising of first floor flank wall.

**Officer contact for further information: S. Solon
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the Committee Grants Planning Permission subject to the following conditions:

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.**

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2. Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.**

Reason: To safeguard the visual amenities of the locality.

Report Detail

1. This application is before this committee since it is an application by Councillor Barratt (Pursuant to Section P4, Schedule A (j) of the Councils Delegated Functions). All planning applications, where the applicant is a district councillor, are considered by District Development Committee instead of Area Committee.

Planning Issues

Description of Proposal:

2. The proposal is for a roof extension and raising of the flank wall. This would extend the roof on the south eastern side of the property with a end gable form. The depth would be 2.5m, the same as the existing roof. The gable would be formed by raising the flank wall, which currently supports a lean-to style roof, would be raised in order to accommodate the alterations.

Description of Site

3. The site is a detached property on Forest Road bordered on either side by similar sized dwellings. There is a mix of houses in the road in terms of style and type with detached, semi detached and some terracing. The rear of the property is well

screened with fencing and planted vegetation. There is evidence of previous extensions nearby including a two storey rear extension on the south eastern neighbour side (adj. No. 160) and single storey rear on the north west boundary (adj. No.164).

Relevant History

4. There are a number of applications relating to the site;

EPF/1667/87 - Two storey rear extension. Grant Permission - 15/02/1988.

EPF/0077/02 - Single storey rear extension (garden room) – Grant Permission (with conditions) - 11/02/2002.

EPF/1298/05 - First floor side extension to front part of house. Grant Permission (With Conditions) - 23/09/2005.

EPF/0169/06 - Extension to existing vehicular crossover. Grant Permission (With Conditions) - 10/03/2006.

Policies Applied

Policy DBE9 – Loss of Amenity

Policy DBE10 – Design of Residential Extension

Policy ST6 – Vehicle Parking

Issues and Considerations

5. The main issues to consider are the following:

- any potential loss of amenity
- the design of the extension in relation to the existing building and it's setting
- Vehicle Parking
- In relation to amenity it is not felt that the proposal would have a significant impact. The space created is at roof level and there are no issues of loss of daylight or overlooking. The proposal will be close to the boundary with No.160 but as the properties are already set close together it is not felt this would be a significant issue.
- The extension would increase the bulk of the property but in an area which has a range of styles and it is not felt this would be detrimental or particularly domineering. The properties on either side are similar in style but there are enough discernible differences to allow scope for additions without significant impact on the streetscene. The house already sits on the boundary and the roof addition will not bring it any nearer.
- An objection letter raised the question of parking problems being exacerbated. The current standards in urban areas with good transport links is one parking space per household. It is not felt that the addition of one room will have a significant impact to this house or its surroundings and refusal on this ground will be extremely unlikely to be sustained on appeal.

Conclusion

6. The proposal accords with the relevant adopted policies and it is therefore recommended that planning permission be Approved (with conditions).

Summary of Representations

TOWN COUNCIL: NO OBJECTION.

164 FOREST ROAD: Objection: The property will be disproportionately large in comparison with other properties. It will be out of keeping with the neighbouring properties and look heavy and domineering. The problem of parking will be exacerbated.